



TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

Date: December 5, 2023

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Bob Jefferson, John Maher, Mike Rademacher, Peter Martini, Allen Reedy, Paul Schlichtman, Brett Lambert

Absent -Rob Behrent, Jim Feeney

Guests: Josh Sydney, David Steeves, Jeff Alberti, Adi Toledano

Chairperson Reedy called the meeting to order at 7:02 pm.

TOWN YARD

Mr. Toledano did a photo update of the project from 12/5 showing photos including the following: Building D – column repair, MEP FP in progress, lintels repair and replace, painting underside of roof deck and walls, masonry repointing and portal frame slab. Site work including retaining wall, fence, curbing, pavement stripping. New cap stone delivered but color was wrong.

Mr. Sydney and Mr Toledano also gave the following update: Building D - received pricing for columns repair, \$330,000. We were carrying \$280,000 in budget. They will work on reducing scope to lower cost. Mr Steeves explained that some of the columns could be repaired at the base where

most of the deterioration is and that could reduce cost. W & S will continue to review and adjust scope. Discussion by many members of the committee was held on this issue.

Mr Sydney continues to have discussion with GC on the schedule, time extension and liquidated damages but no formal decision has been presented from either side.

Building E punch list is ongoing.

Building B - lintel deterioration and replacement is ongoing with an estimated CR of \$133,000. There was mold found in drywall and steps are being taken to remove and remediate but further investigation is needed.

Building A window testing has been done by the GC but not officially or to standards. Hoping for formal window testing in January.

Eversource still needs to remove transformer and relocate poles.

Mr Sydney is finishing letter to IP on reimbursement and will be waiting a response.

Mr. Sydney presented the following invoice:

- SPM - Invoice #34- SPM OPM services November 2023 - \$28,951.43 - Canon reimbursables - \$763.84 - Total SPM invoice \$29,715.27 A motion to approve invoice was made by Mr. Maher and seconded by Mr. Schlichtman. Motion passed unanimously on a roll call vote, 7-0.

Mr Sydney reviewed the cost exposure log and stated as of tonight the balance is (\$115,937.) deficit This budget continues to fluctuate up and down based on changes in the exposure log and claims. He continues to try and settle outstanding disputes. He is looking at all claims and credits and hopes to have more of a reconciliation by end of year.

CM exposure log is (\$267,729) into the CM fee and still expected to increase based on claims.

Budget reallocation log and Budget was unchanged with the exception of tonight's invoices.

CENTRAL SCHOOL

Mr Reedy gave a brief update on the status of the Central School project, based on a recent phone conversation with our OPM, Steve Kirby from Vertex.

The Construction Manager - KSR - has been diligent in trying to get its subcontractors to finish up their work. The key remaining issue - a final HVAC balancing by ATCO and then commissioning by the commissioning agent Fitzmeyer and Tocci - remains outstanding. The Town has been very open to making the appropriate Central School spaces (such as the main activity room on the 1st floor) available whenever ATCO is able to come on site. However ATCO's communication has been spotty at best and they simply need to get the appropriate parties on-site to complete the work. I do not know if the lack of a final HVAC balancing is causing discomfort for the occupants, and Steve did not mention anything about this during our phone call. There are a few other, minor outstanding tasks (painting elevator doors, etc.) that may not be completed and for which the Town should receive a credit.

Steve reports that the as-built architectural drawings appear to be in good shape, and the MEP as-builts have been marked up and may be acceptable as well.

In total, there remains about \$40,000+ in budgeted project expenses to address the tasks noted above. We are close to a time when we could have a final settlement meeting with KSR, but should wait for the HVAC tasks to be addressed before making any final commitments.

Motion was made by Mr. Schlichtman, seconded by Mr. Maher to approve the November 21, 2023 minutes as presented. Motion passed on a roll call vote, 7-0

Whereupon a motion was made by Mr. Jefferson seconded by Mr. Maher to adjourn at 7:59 PM and it was unanimously voted.

NEXT MEETINGS WILL BE DECEMBER 19, 2023 and JANUARY 2, 2024 7:00pm

Respectfully Submitted,
Robert Jefferson